

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END  
URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND AUTHORIZATION  
TO PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS

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WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel P-2 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map" is hereby modified by deleting 150-152 Chandler Street from the parcels to be acquired for Public Facilities and identifying it as to be acquired for residential rehabilitation.
2. That Map No. 2, "Proposed Land Use", is hereby modified by deleting 150-152 Chandler Street from Parcel P-2 and identifying it as Parcel RR-68.
3. That Chapter VI, "Land Use and Building Requirements and Other Controls", Section 602 Table A "Land Use and Building Requirements" is hereby modified by changing the permitted Land Use of a portion of Parcel P-2 henceforth identified as Re-use Parcel RR-68, from playground to residential;



4. That the residential Land Use of RR-68 is subject to the rehabilitation objective of the Authority Guidelines and Controls.

5. That the proposed is found to be a Minor Modification which does not substantially or materially alter or change the plan.

6. That all the other provisions of said plan not inconsistent herewith be and are continued in full force and effect;

7. That it is hereby found and determined that the proposed action will not result in significant damage to or impairment of the environment and further, that all practicable, and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

8. That the Director be and hereby is authorized to proclaim by Certificate these minor modifications of the plan all in accordance with the provisions of the Urban Renewal Handbook, RHN 7207.1 Circular dated June 3, 1970 and

9. That the Director be and hereby is further authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel RR-68, 150-152 Chandler Street, in the South End Urban Renewal Area.







## MEMORANDUM

March 1, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56  
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
PARCEL P-2 AND CERTIFICATE OF COMPLETION

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Parcel P-2:

- 1) Modify the use 150-152 Chandler Street from a public facility to residential rehabilitation.
- 2) Authorize the Director to proclaim by Certificate this Minor Modification.
- 3) Further, authorize the Director to issue a Certificate of Completion for the rehabilitation of 150-152 Chandler Street.

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Disposition Parcel P-2 located at the corner of Chandler Street, Dartmouth Street and Columbus Avenue, was originally scheduled to be acquired and developed as a park. Total involved area was 5,104 square feet. The two parcels comprising P-2 were acquired by the Authority on July 26, 1968. Because of its importance as a corner stone building and at the behest of the community, it was decided to rehabilitate rather than demolish 150-152 Chandler Street. The building was advertised for redevelopment on June 18, 1970 and was subsequently conveyed to Chandar Associates in 1972 as Re-use Parcel RR-68. Rehabilitation of eight (8) units was completed in October of 1973 using Conventional Funding. This rehabilitation conformed to Authority rehabilitation standards. The other involved structure, 314 Columbus Avenue, a gas station, was deemed infeasible of rehabilitation and was released for demolition on October 1, 1969. This parcel is presently fenced.

Chandar Associates now wishes to convert 150-152 Chandler Street to condominiums and in order to do so they request assurance that 150-152 Chandler Street is no longer subject to any Authority redevelopment plans. Therefore, it is recommended that 150-152 Chandler Street no longer be indicated as to be acquired for a public facility. It is additionally recommended that this property be deleted from Parcel P-2, be identified as Parcel RR-68, and that the current permitted land use be changed from playground to residential. Finally, it is recommended that a Certificate of Completion be issued.

It is requested that the Director be authorized to proclaim by Certificate, this Minor Modification and that the Director be also authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel RR-68, 150-152 Chandler Street, in the South End Urban Renewal Area.

An appropriate Resolution is attached.